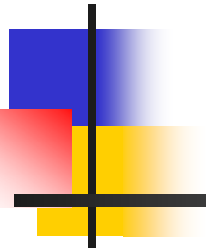


Evergreen East Hills Vision Strategy Task Force Workshop Meeting 7



City of San Jose Affordable Housing Overview

February 25, 2006



The Affordable Housing Challenge in San Jose

- Median priced home in Santa Clara County is \$740,000
- 18% of County residents can afford to buy the median-priced home
 - 49% of residents across the Nation can afford to buy the median-priced home*
- Average rent is \$1,235

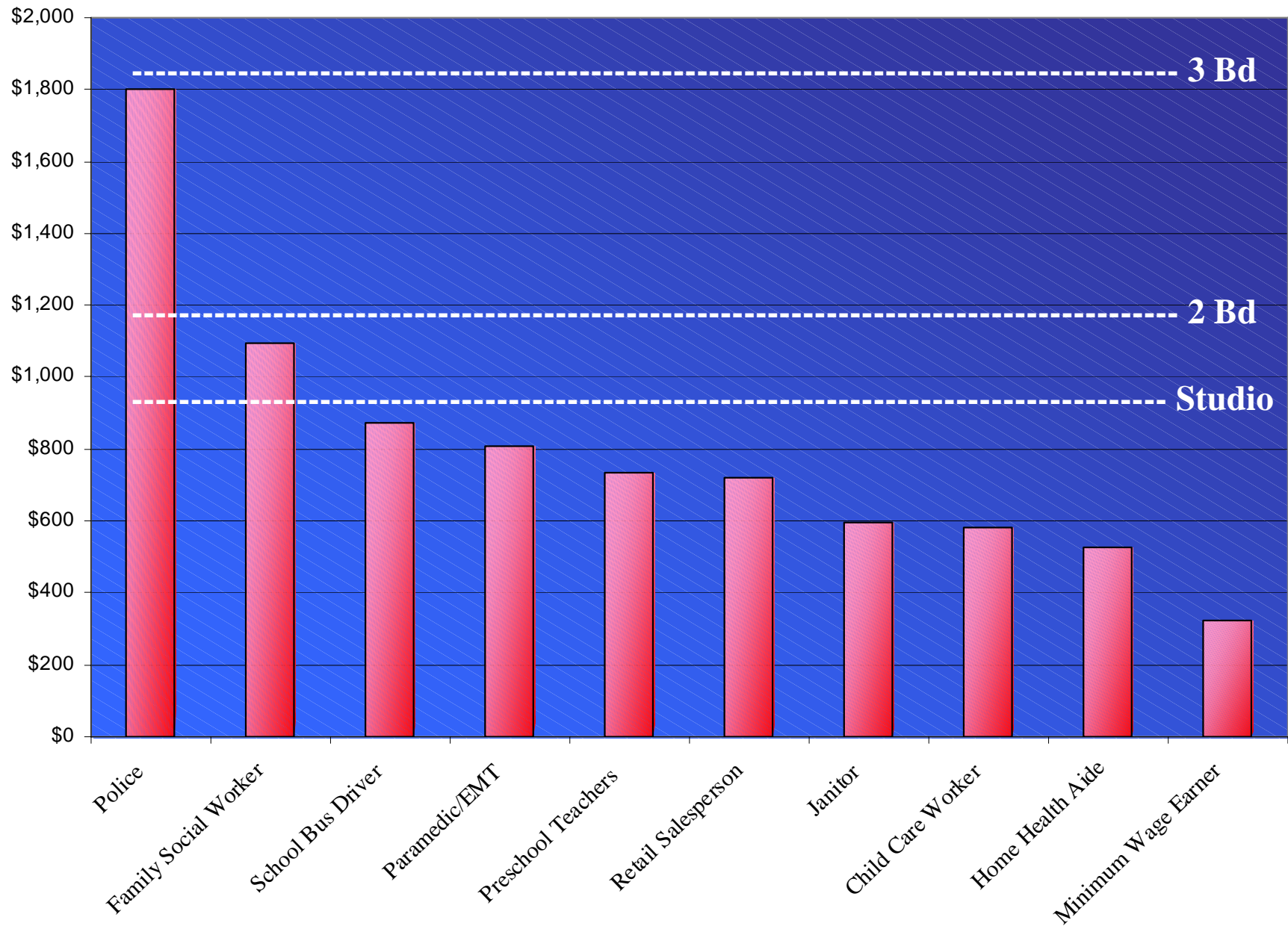


The Affordable Housing Challenge in San Jose

- The City's Consolidated Plan estimates 36,222 renter households are in need of affordable housing
- 88% of local business leaders rank high housing costs for employees as the top business challenge in Silicon Valley*

* Silicon Valley Leadership Group, CEO Business Climate Survey, February 2006

Occupations and the Rent They Can Afford in San Jose



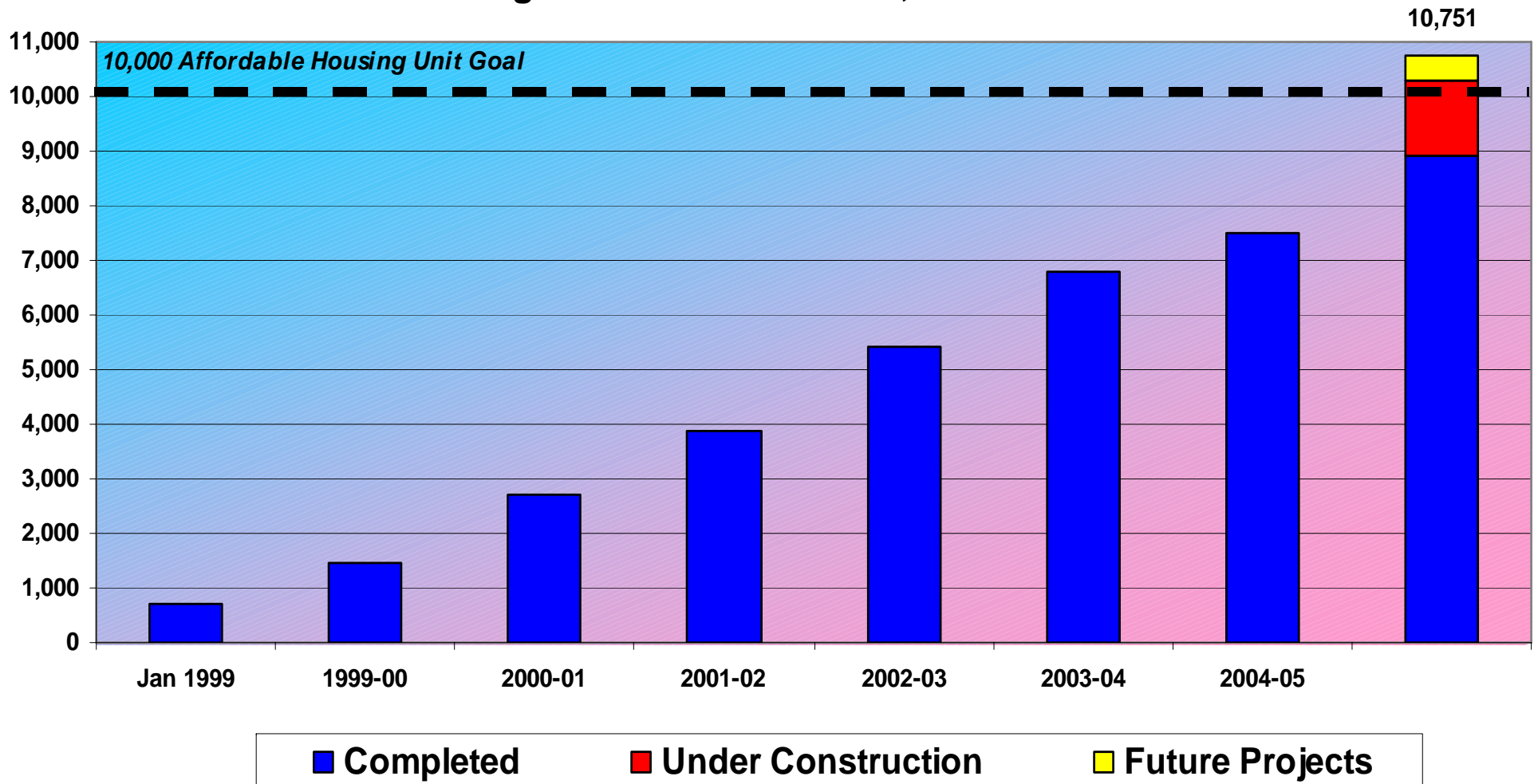


Components of Affordable Housing Program

- Provide services to homeless and at-risk populations
- Maintain the existing affordable housing supply through loans and grants for homeowners
- Promote homeownership
- Increase the affordable housing supply

Affordable Housing Production

On Track to Meeting the Goal to Create 10,000 New Affordable Homes



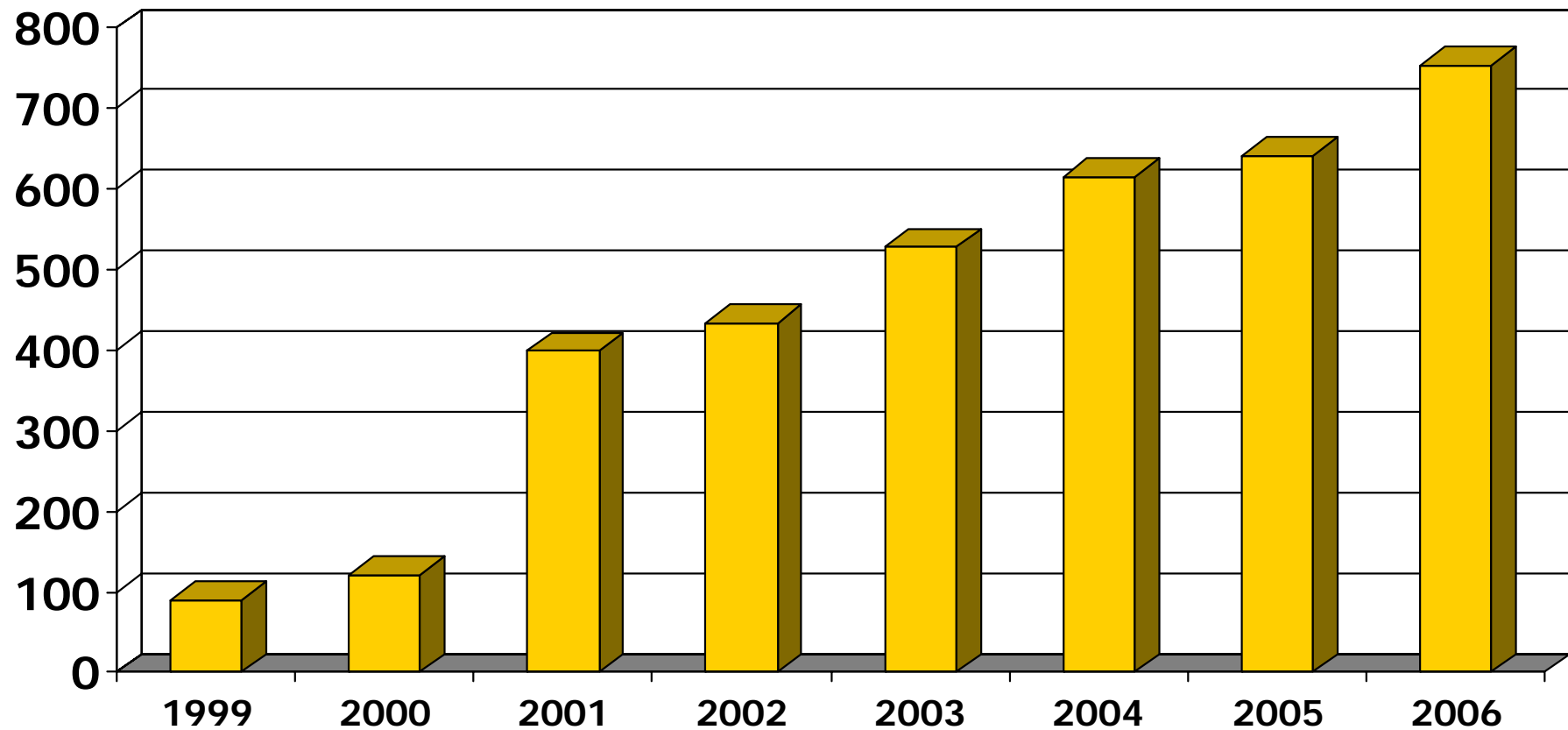


City's Affordable Housing Policies

- Inclusionary Housing
- Dispersion
- Income Allocation Policy

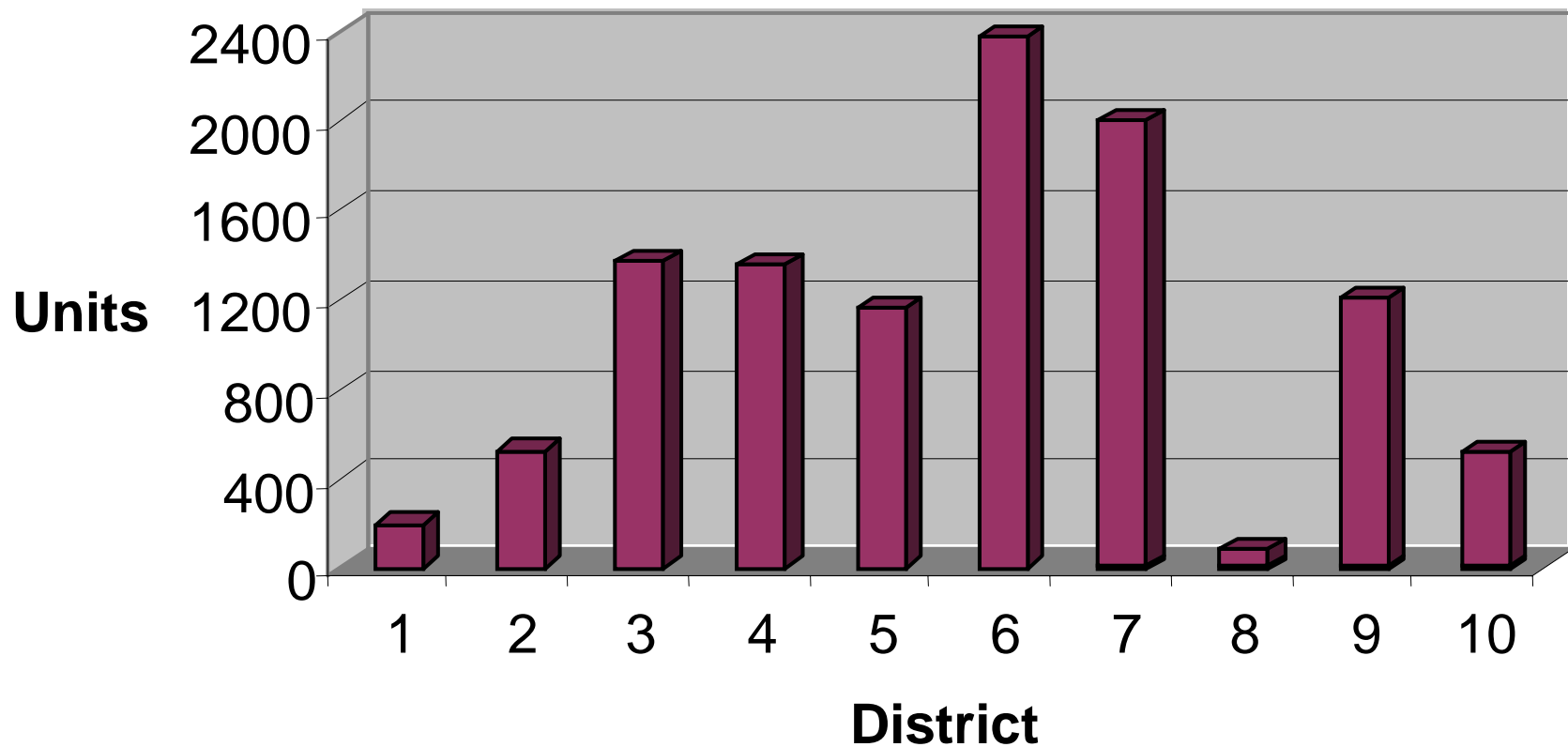


Inclusionary Housing Production



Affordable Housing Dispersion

New Affordable Housing Units by Council District





City's Income Allocation Policy

■ Moderate Income 15%

■ Low-Income 25%

■ Very Low-Income 60%



Affordable Housing Income Levels (2005)

	% of AMI	1-Person	4-Person
Area Median Income	100%	\$74,300	\$105,500
Mod	81-120%	\$89,160	\$126,600
LI	80%	\$59,400	\$84,900
VLI	50%	\$37,150	\$53,050
ELI	30%	\$22,300	\$31,850



Housing Production Program

Project Type:

- Family Rental
- Senior rental
- SRO/studio rental
- Special Needs rental
- For-Sale

Monte Vista Family and Senior Rental



Monte Vista Family



Monte Vista Senior



Monte Vista Senior



Parkview Apartments and Crescent Parc Townhomes

Family/Senior Rental - For-sale Townhomes



Parkview Family Apartments



Parkview Family Apartments



Parkview Senior Apartments



Parkview Senior Apartments



Parkview Senior Apartments



Crescent Parc Townhomes



Crescent Parc Townhomes



Mabuhay Court and Northside Community Center

Senior Rental Adjacent to a Community Center



Mabuhay Court



Mabuhay Court



Northside Community Center



Markham Plaza

Single-Room Occupancy (SRO)/Special Needs



Markham Plaza



Markham Plaza



Markham Plaza



Lenzen at the Alameda

Rental Housing Targeted to Teachers





For additional information, go to our website @
www.sjhousing.org

